

For Sale
or Lease

Stand-Alone Office/Flex Space

WITH FENCED YARD IN THE HEART OF THE NORTH VALLEY



5717 Edith Blvd. NE | Albuquerque, NM 87107

NWQ Edith Blvd. & Montañó Rd. NE



AVAILABLE

Building: ±2,103 SF
Land: ±0.1281 Acres



SALE PRICE

\$390,000
(\$185.45/SF)
~~\$400,000~~



LEASE RATE

\$2,900.00/Mo. MG
(Tenant responsible for
gas, electric, communica-
tions and janitorial)

- Fenced, secure yard
- Upgrades to flooring, paint and break area
- Live/work office floor plan
- Monument signage
- Washer/dryer hookups
- Zoning: C-1, Bernalillo County

NASunVista

got space™

Lisa Mercer
lisa@sunvista.com
505 235 8503

Martha Carpenter
martha@sunvista.com
505 228 0154

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NAISunVista

505 878 0001 | sunvista.com    
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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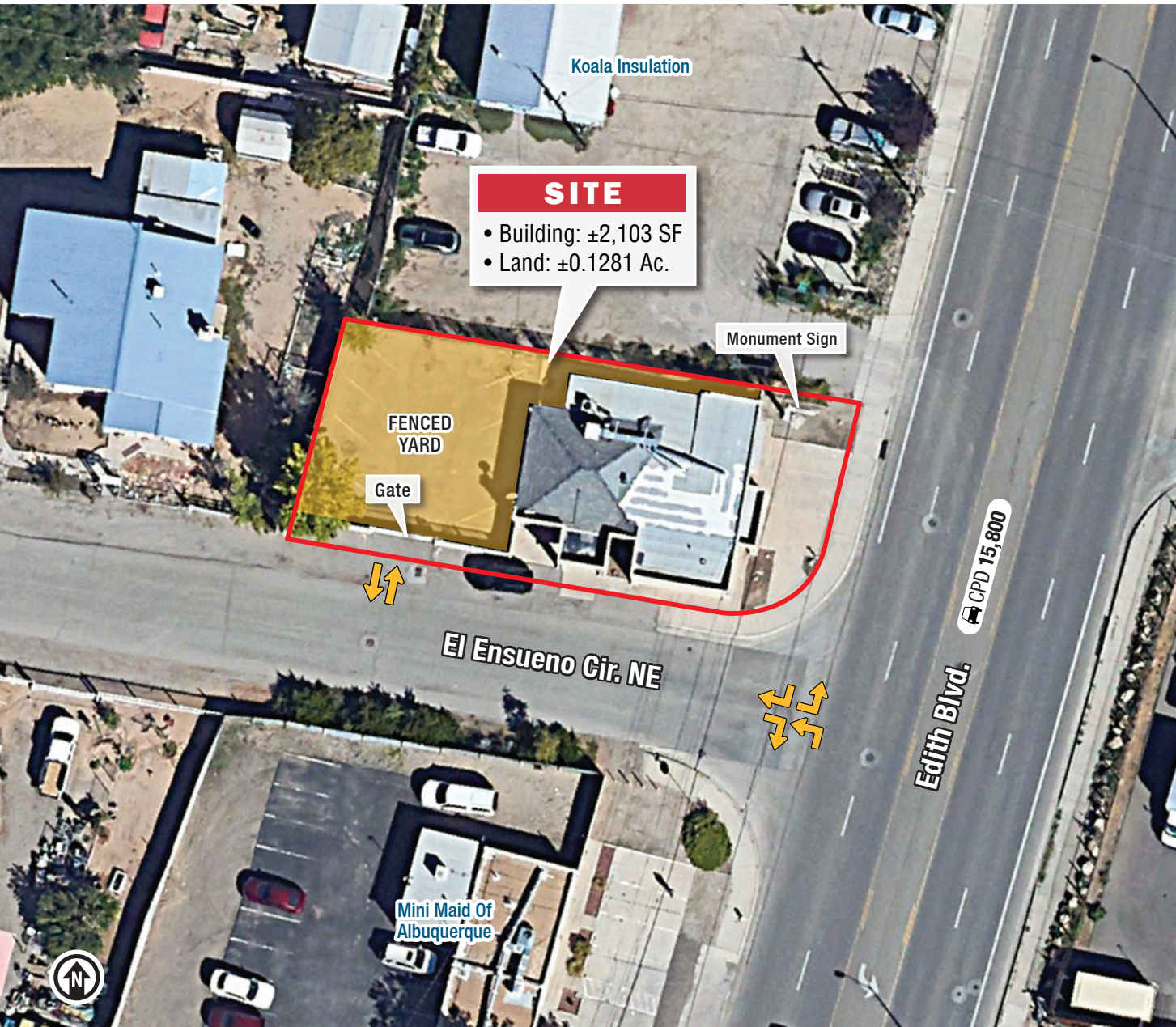
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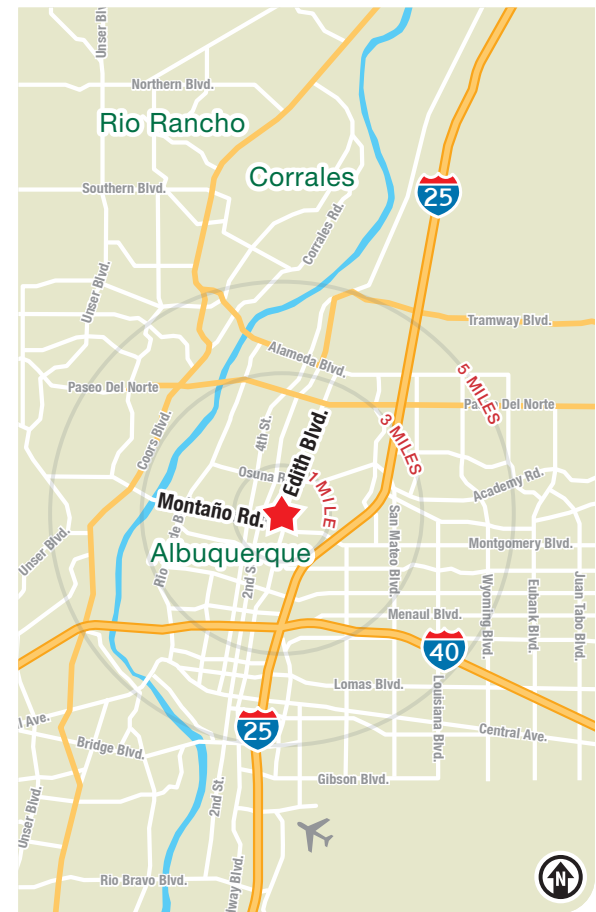
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	4,928	70,888	242,732
Average HH Income	\$78,001	\$82,638	\$91,811
Daytime Employment	10,676	80,662	233,814

2023 Forecasted by Esri



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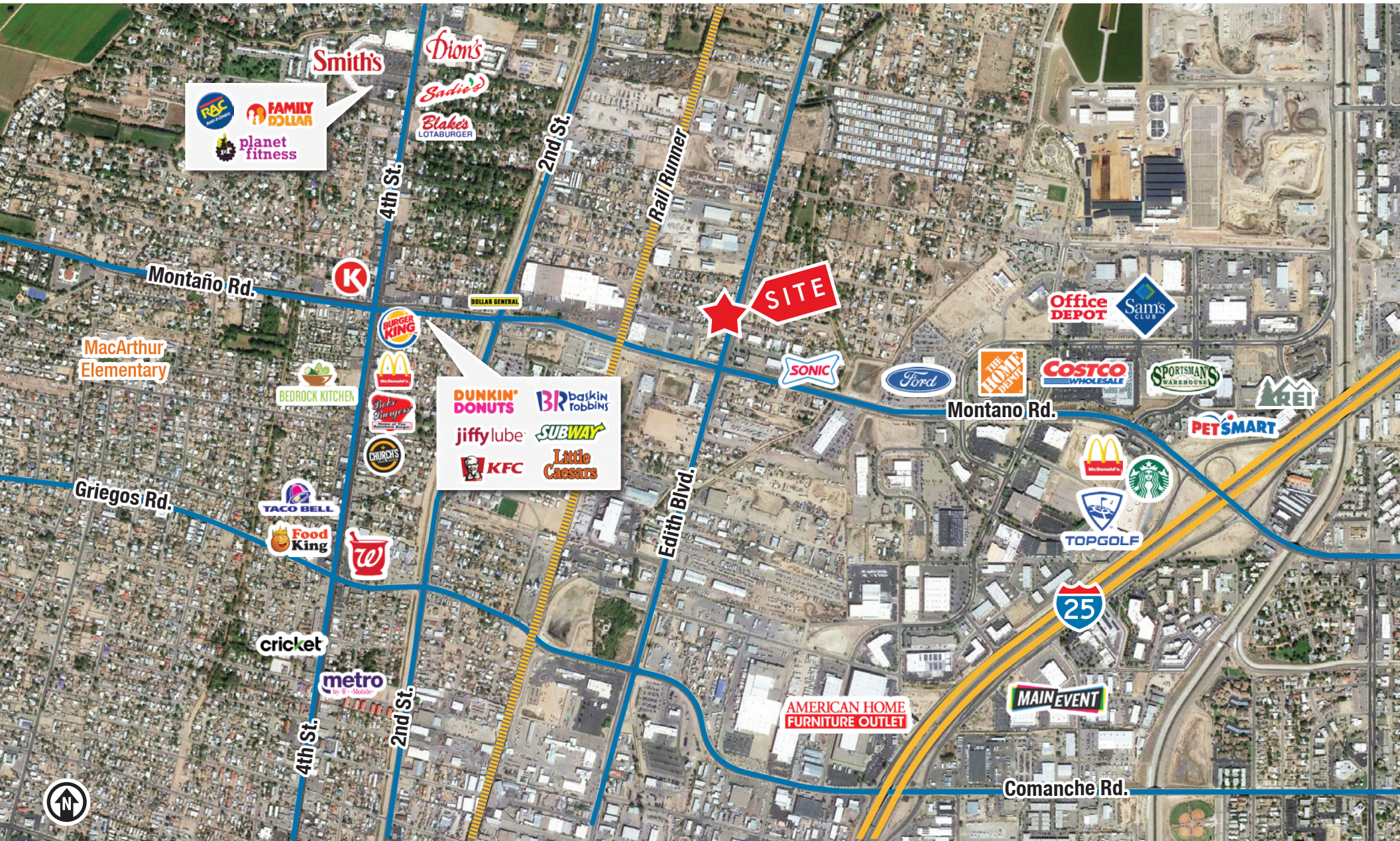
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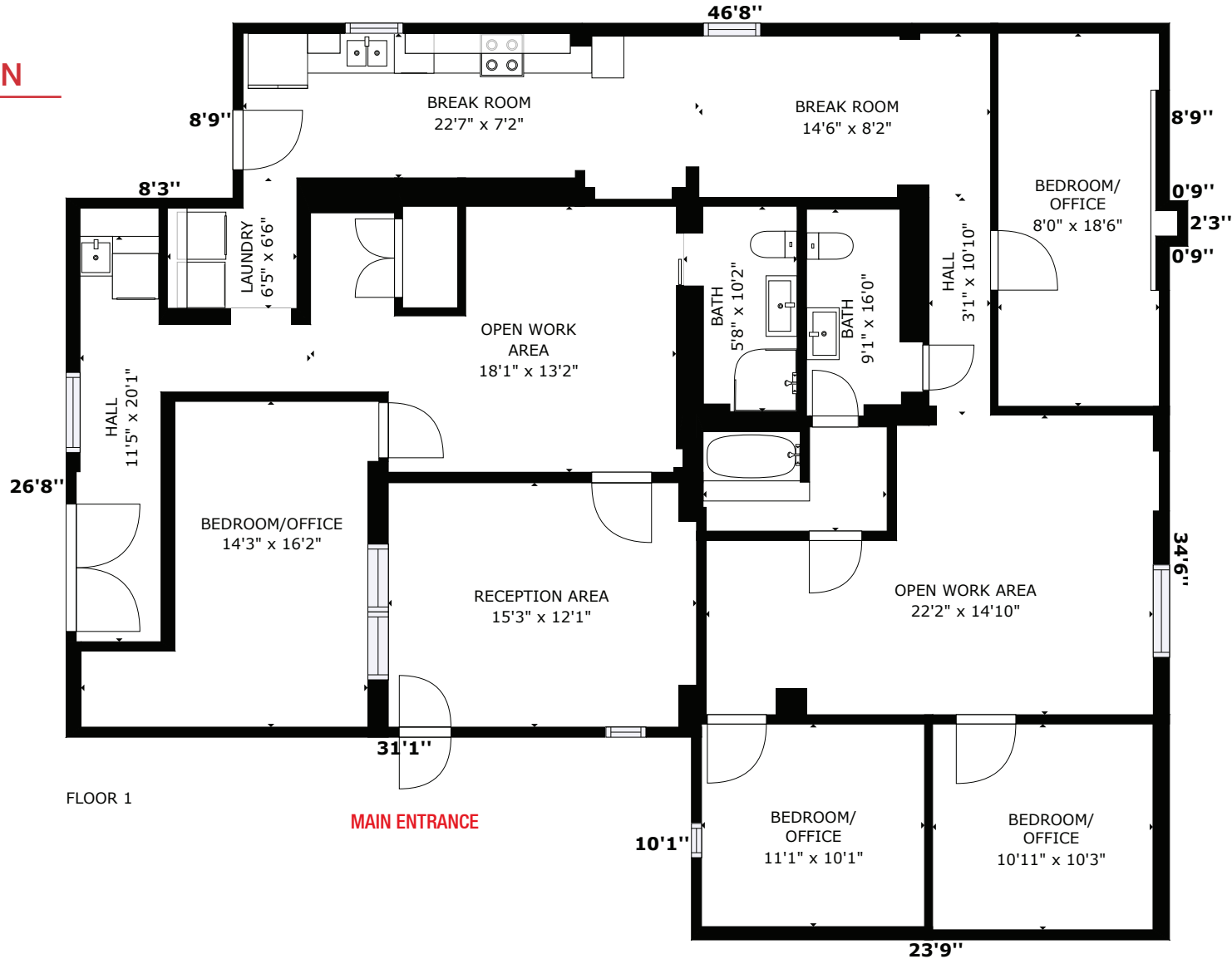
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FLOOR PLAN

±2,103 SF

FENCED
YARD



Edith Blvd. NE

El Ensueno Cir. NE

